

Contact

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Academic Experience

University of Nevada, Reno	Assistant Professor, Finance	2020 – Present
MSRB	Visiting Scholar	2024 – Present
Penn State University	Visiting Assistant Professor, Real Estate	2019 – 2020

Industry Experience

Cornerstone Research	Associate	2015 – 2019
U.S. Securities & Exchange Commission	Financial Economist	2012 – 2015

Education

UNIVERSITY OF CALIFORNIA, BERKELEY, <i>Ph.D. in Finance and Real Estate</i> Honors: Federal Reserve Board of Governors Dissertation internship, 2011 White Research Fellowship	Berkeley, CA May 2012
UNIVERSITY OF CALIFORNIA, BERKELEY, <i>M.S. Business Administration in Finance</i>	Berkeley, CA May 2008
UNIVERSITY OF CALIFORNIA, BERKELEY, <i>B.A. Mathematics, Economics, and Statistics,</i> Honors: Departmental Honors in Economics	Berkeley, CA May 2005
UNIVERSITY OF ADELAIDE, Adelaide, Australia, (UC Berkeley Education Abroad Program), 2004-2005	

Peer Reviewed Publications

- Chen, Y., Wilkoff, S., & Yoshida, J. (2024). Amazon is coming to town: Sequential information revelation in the housing market. *Real Estate Economics*, 52, 277–323. <https://doi.org/10.1111/1540-6229.12457> - Lead Article.
- Wilkoff, S., Yildiz, S. (2023). The Behavior and Determinants of Illiquidity in the Non-Fungible Tokens (NFTs) Market. *Global Finance Journal* 55.
- Shen, L., Wilkoff, S. (2022). Cleanliness is Next to Income: The Impact of COVID-19 on Short-Term Rentals. *Journal of Regional Science* 62(3), 799-829.

Working Papers

- The Role of Media in Speculative Markets: Evidence from NFTs**
 - Coauthors: Joshua White and Serhat Yildiz [[Download](#)]
 - Presented at Economics of Financial Technology Conference, U.S. Securities and Exchange Commission, 2023 ASSA Annual Meeting, 6th Shanghai-Edinburgh Fintech Conference, 5th UWA Blockchain and Cryptocurrency Conference, 8th International Corporate Governance Society Annual Conference, 2023 Eastern Finance Association Annual Meeting†, 2022 New Zealand Finance Meeting, 30th Pacific Basin Finance Economics Accounting & Management Conference, 15th Academy of Behavioral Finance & Economics Annual Meeting, 2022 Financial Management Association Annual Meeting, UNR

2. **How Do Retiree Health Benefit Promises Affect Municipal Financing?**
 - Coauthors: Sebastien Betermier and Sara Holland [[Download](#)]
 - Presented at W&L University, UNLV, Penn State, University of Oklahoma, UNR, International FMA-Dubai, ASHE Econ, Municipal Finance Conference, Portuguese Financial Network Conference
3. **The Effect of Celebrity Endorsements on Crypto**
 - Coauthors: Josh White [[Download](#)]
 - Presented at 2023 Cryptocurrency Research Conference, 2023 Financial Management Association Annual Meeting, Vanderbilt
4. **Corporate Real Estate Values and Bond Yield Spreads**
 - Coauthors: Yifei Li and Anni Wang [[Download](#)]
 - Presented at 2024 International AREUEA, 2024 Southwestern Finance Association annual meeting, 2024 Conference of Contemporary Topics on Financial Markets, FSU, 2024 ARES, Penn State, UNR
5. **From Handshakes to Algorithms: Implications of Newer Technology on Real Estate Transactions**
 - Coauthors: Pratish Patel [[Download](#)]
 - Presented at 2024 ARES Fall Research Symposium, 2024 ODU Real Estate Research Symposium, Penn State, 2024 International AREUEA, 2024 ARES, UNR
6. **Up in Smoke: The Impact of Wildfire Pollution on Healthcare Municipal Finance**
 - Coauthors: Luis A. Lopez, Dermot Murphy, and Nitzan Tzur-Ilan
 - Presented at Chapman University, University of Memphis
7. **The Effect of Insurance on Municipal Bond Markets**
 - Sole Author [[Download](#)]
 - Presented at UNR, 2013 AREUEA International Conference, 2013 Municipal Finance Conference, CBO, SEC, Federal Reserve, UC Berkeley
8. **The Effect of Insurance on Liquidity**
 - Sole Author
9. **A Municipal Bond Market Index Based on A Repeat Sales Technology**
 - Sole Author

Conference Presentations

- **2024:** ARES Fall Research Symposium (Presenter), ODU Real Estate Research Symposium (Presenter and Discussant), Financial Management Association Annual Meeting (Presenter), AREUEA International Conference (Presenter and Discussant) Virtual Municipal Finance Workshop*, American Real Estate Society Annual Meetings (Presenter and Discussant)
- **2023:** ASSA Annual Meeting*, Cryptocurrency Research Conference (Presenter), Portuguese Financial Network Conference (Presenter), Economics of Financial Technology Conference (Presenter), Municipal Finance Conference*, ASHEcon*, Financial Management Association Annual Meeting (Presenter and Discussant)
- **2022:** New Zealand Finance Meeting (Presenter and Discussant), 6th Shanghai-Edinburgh Fintech Conference (Presenter and Discussant), ICGS Conference (Presenter), 5th UWA Blockchain and Cryptocurrency Conference (Presenter and Discussant), Financial Management Association Annual Meetings (Presenter and Discussant), 30th Annual PBF&EAM Conference (Presenter and Discussant), 15th ABF&E Annual Meeting (Presenter), AREUEA International Conference (Presenter and Discussant)
- **2021:** AREUEA International Conference (Presenter and Discussant), Financial Management Association Annual Meetings (Presenter and Discussant), American Real Estate and Urban Economics Virtual Conference (Presenter), American Real Estate and Urban Economics Annual Meeting (co-author presented)
- **2013:** AREUEA International Conference (Presenter and Discussant), Municipal Finance Conference (Presenter)

† Scheduled * Conference presentation by co-author

Seminar Presentations

- **2024:** University of Memphis, Penn State, University of Nevada, Reno, Florida State University

- **2023:** U.S. Securities and Exchange Commission, Penn State University, University of Nevada, Reno, University of Nevada, Las Vegas
- **2022:** Toyo University
- **2021:** Penn State
- **2019:** Washington State University, University of Nevada, Reno, Penn State Smeal College of Business, Florida State University Closing Bell Series Invited Speaker
- **2012:** U.S. Securities and Exchange Commission, Federal Reserve Board of Governors, Congressional Budget Office, Federal Reserve Board of Governors

† Scheduled

Teaching Experience

University of Nevada Reno

Real Estate Finance (PH.D.)	2023, 2025
Investments (Undergraduate)	2020, 2021, 2024
Real Estate Investment (Undergraduate)	2020, 2021, 2022, 2023, 2024, 2025
Real Estate Investments (Masters in Finance)	2021, 2022, 2023, 2024
Real Estate Investment (MBA)	2021, 2022, 2023, 2024

Pennsylvania State University (Visiting Faculty)

Contemporary Issues in Real Estate (M.S and Undergraduate)	2019, 2020
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Internal Service

University of Nevada Reno

Mandela Washington Fellows	Mentor	2021, 2022, 2024
Seminar Series Organizer	Organizer	2022, 2023, 2024, 2025
Academic Dishonesty Committee	Member	2023, 2024
Graduate Thesis Advisor	Member	2023, 2024

Cornerstone Research

Finance Recruiting Committee	Member	2016-2018
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U.S. Securities & Exchange Commission

DERA Recruiting Committee	Member	2013-2014
DERA Database Committee	Member	2013-2014
DERA Social Committee	Chair	2013-2015
FSB Financial Innovation Network	Representative	2014

External Service

Ad Hoc Referee

Journal of Economics and Development, Journal of Business Finance and Accounting, Real Estate Economics, Journal of Regional Science, Journal of Empirical Finance, Journal of Economic Studies, Public Budgeting and Finance, Financial Innovation, Information, Communication, and Society, Cogent Economics and Finance, Electronic Commerce Research

Board Member

Municipal Advisory Transparency Group 2020

Conferences

ARES Conference (Session Chair) 2024

AREUEA International Japan (Reviewer & Session Chair) 2022

European FMA (Reviewer) 2021, 2023, 2024

FMA Annual Meeting (Session Chair) 2017, 2020

Honors, Grants and Awards

Excellence in Teaching Award for PH.D Finance Program 2024

Excellence in Teaching Award for MS Finance Program 2023

Frank D. Arnold Award 2023, 2024

Faculty Travel Grant 2023, 2024

National Pension Hub Research Award 2021

SEC Law and Policy Award to Asset-Backed Securities Regulatory Reform Team 2015

Federal Reserve Board of Governors Dissertation Internship Summer 2011

Fisher Center Grant 2011

White Research Fellowship 2010

IBER Dissertation Research Award 2010

Professional Memberships

American Real Estate and Urban Economics, Financial Management Association, American Real Estate Society, Association of Securities and Exchange Commission Alumni

Policy Activity & Expertise

SEC Rules Pertaining to:

Municipal Advisor Registration

Cost-benefit analysis

RMBS risk retention & Qualified Residential Mortgage (QRM)

Related SEC Rule or Act:

Exchange Act Rule 15b

Administrative Procedure Act

Dodd-Frank Act Section 941

Industry Presentations

NAIOP (Nevada Chapter) Quarterly Meeting, Cushman Wakefield (Nevada Chapter) Quarterly Meeting

Media Citations

The Economist, MSN, Rocket News, Nevada Today (Cleanliness), Nevada Independent, Nevada Today (Role of Media), Nevada Today (Celebrity Endorsements of ICO), Decrypt, The Coin Republic, Tron Republic, Vents Magazine

Media Interviews

[KOLOTV\(ABC\)](#), [Wallethub 2021](#), [Storage Café 2021](#), [Storage Café 2022](#), [Wallethub 2022](#), [Wallethub 2023](#), [This Old House](#)